



720 W GRANADA BLVD, ORMOND BEACH, FL 32174

# 720 W GRANADA BLVD

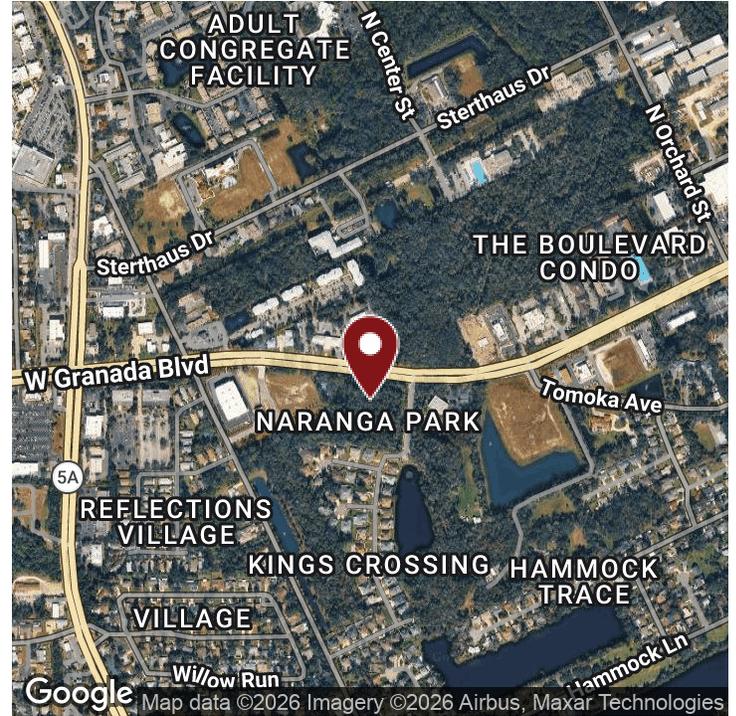
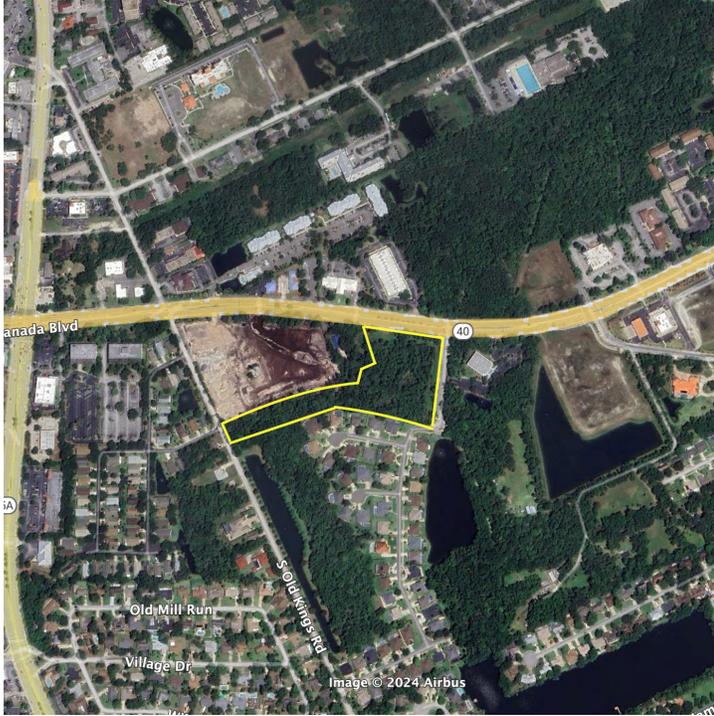
**DEAN MCCARTHY**

904.735.3326

dmccarthy@svrcom.com

# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



## OFFERING SUMMARY

Sale Price:	\$2,350,000
Available SF:	
Lot Size:	6.85 Acres
Number of Units:	
Price / Acre:	\$343,066
Zoning:	B-9

## PROPERTY OVERVIEW

This 6.85-acre prime commercial land parcel is strategically positioned on W Granada Blvd (State Road 40), Ormond Beach's premier commercial corridor, offering high visibility, strong demographics, and seamless access to major highways and amenities. Located in a rapidly expanding market, this site is ideally suited for assisted living facilities (ALF), senior housing, multifamily, or retail projects. The sale includes a conceptual site plan for a 148 unit assisted living facility designed by Humphreys and Partners Architects, a leading firm in the Senior Housing and Multifamily industries. A conceptual site plan for a 214-unit Class A Multifamily apartment project designed by HPA is also included in the offering.

## PROPERTY HIGHLIGHTS

- **Prime Frontage & Visibility:** Situated along W Granada Blvd, one of the busiest east-west thoroughfares in Volusia County, with high daily traffic counts.
- **Strong Demographics:** Surrounded by an affluent and growing population with a strong demand for senior housing and healthcare services.
- **Proximity to Healthcare:** Minutes from AdventHealth Daytona Beach, Halifax Health Medical Center, and other top-tier medical providers, ensuring convenience for residents and staff.
- **Retail & Lifestyle Amenities:** Close to The Trails Shopping Center, Ormond Towne Square, Publix, Walgreens, and numerous dining and entertainment options.
- **Easy Access:** Quick connectivity to I-95, US-1, and A1A, providing easy access to Daytona Beach, Palm Coast, and the greater Central Florida region.

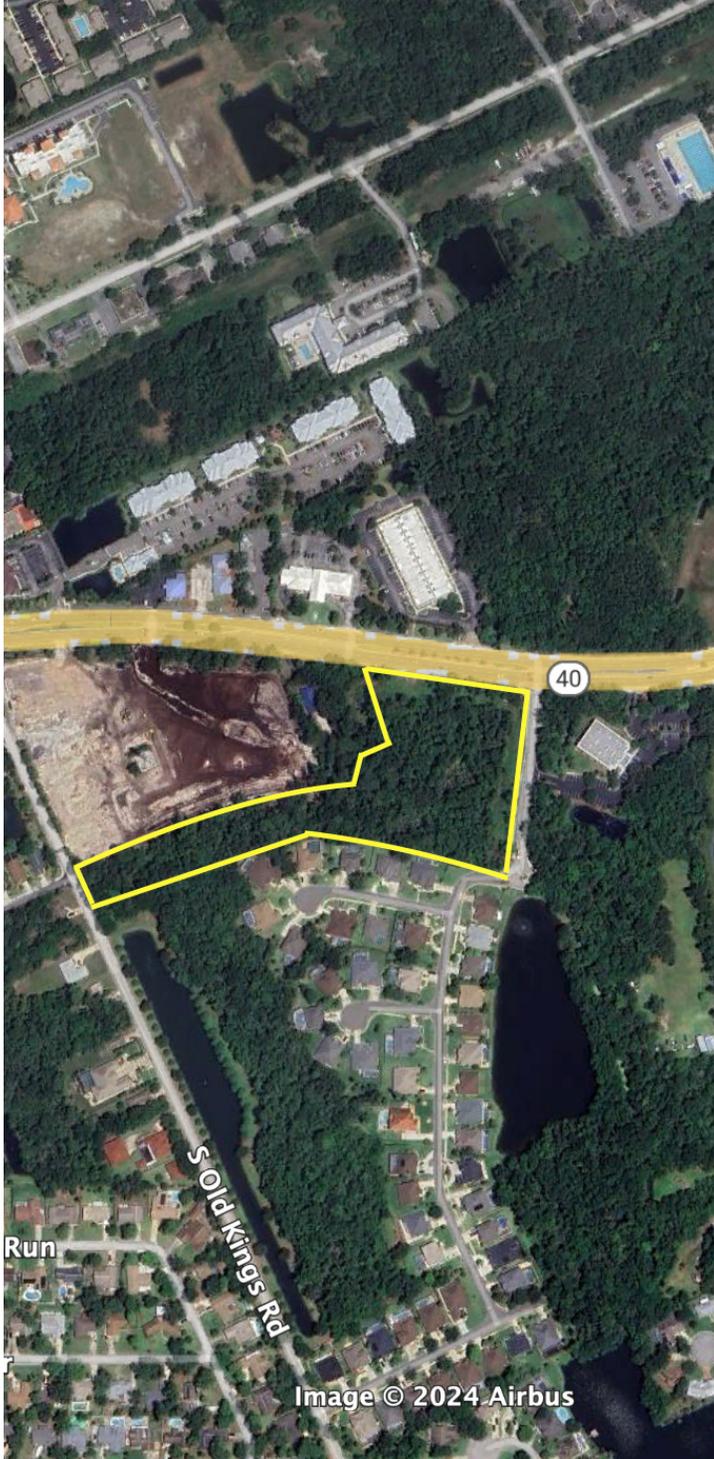
## DEAN MCCARTHY

904.735.3326

dmccarthy@svrcom.com

# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



## PROPERTY OVERVIEW

This 6.85-acre land parcel presents a rare opportunity to develop in the heart of Ormond Beach's fastest-growing commercial and healthcare corridor. Positioned along W Granada Blvd (SR 40), a major east-west arterial road connecting I-95 to A1A, this property boasts high visibility, excellent traffic counts, and direct access to a strong consumer and business market. W Granada Blvd serves as a direct connection between Interstate 95 (Exit 268) and the city's beachfront districts along A1A. This high-growth corridor is home to national retailers, healthcare facilities, professional office parks, and high-income residential communities, making it a prime target for investment and development.

## LOCATION DESCRIPTION

720 W Granada Blvd is located in Ormond Beach, Florida, a thriving coastal city in Volusia County, just north of Daytona Beach. Positioned along West Granada Boulevard (State Road 40), the property sits on one of the busiest commercial corridors in the area, serving as a direct connection between Interstate 95 (I-95) and the beachside areas along A1A.

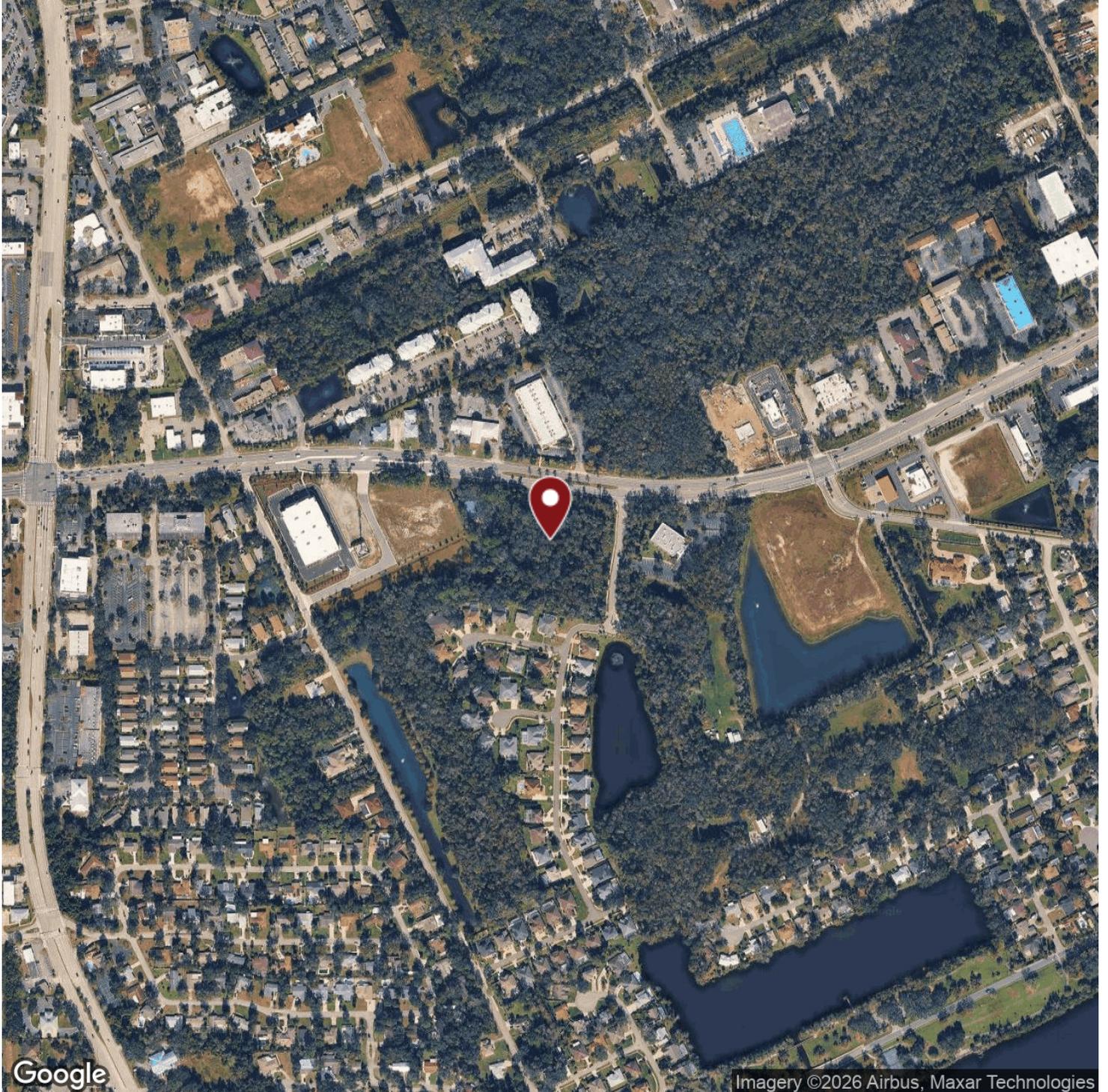
**DEAN MCCARTHY**

904.735.3326

dmccarthy@svrcom.com

# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



**DEAN MCCARTHY**

904.735.3326

dmccarthy@svrcom.com

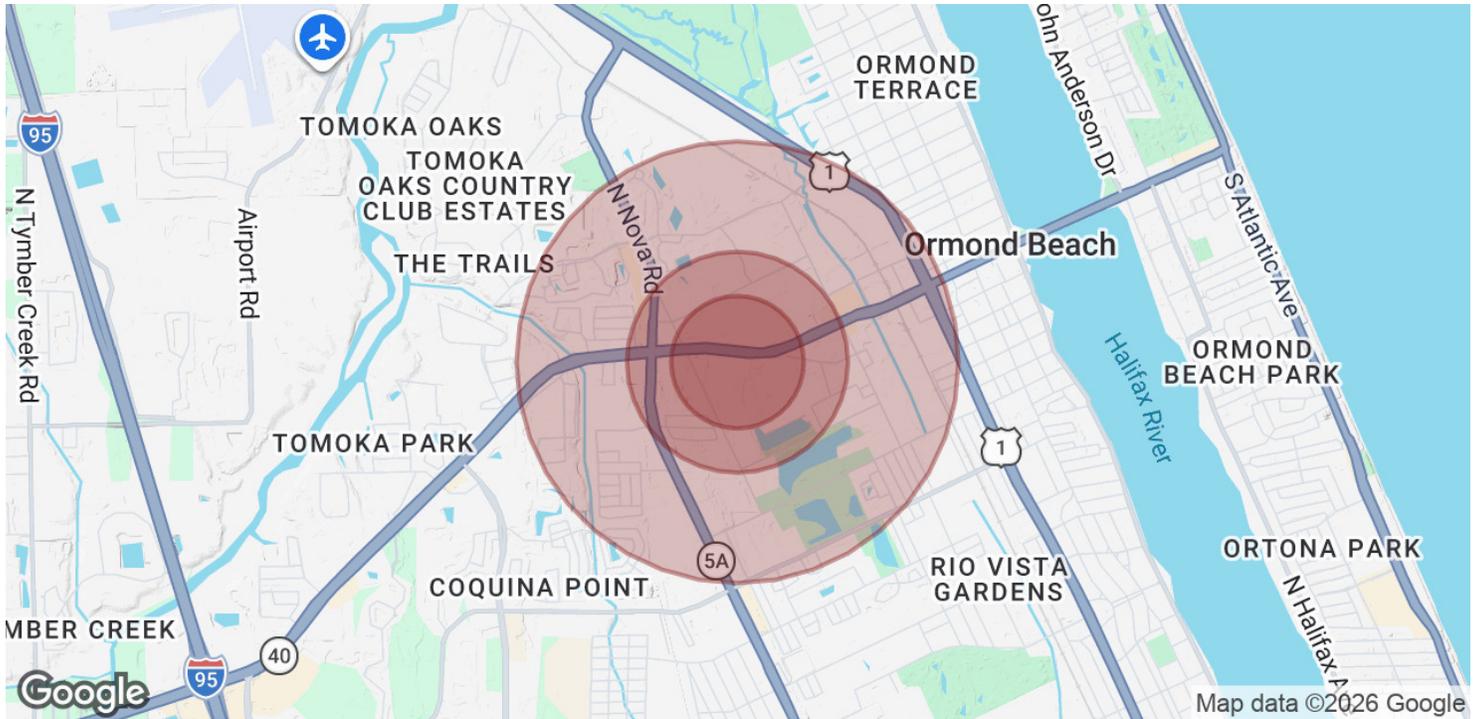
SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

**SVR**  
Commercial

svrcommercial.com

# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	518	2,209	8,037
Average Age	48	49	51
Average Age (Male)	45	46	48
Average Age (Female)	50	52	53
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	235	1,031	3,784
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$64,131	\$62,123	\$65,082
Average House Value	\$272,092	\$267,948	\$270,820

Demographics data derived from AlphaMap

**DEAN MCCARTHY**  
 904.735.3326  
 dmccarthy@svrcom.com





# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



NORTH ELEVATION

A-400

HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9630 | www.humphreys.com

ANTARES OF ORMOND LLC.

NORTH CHARACTER ELEVATION

May 20, 2022

ANTARES SENIOR HOUSING

ORMOND BEACH, FL  
HW-24 21028



DEAN MCCARTHY

904.735.3326

dmccarthy@svrcom.com

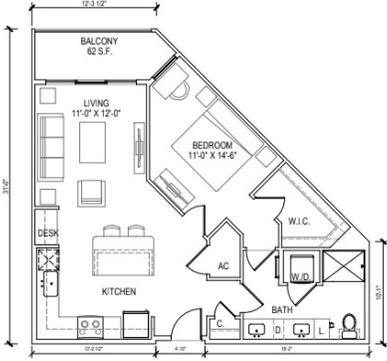
SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856

**SVR**  
Commercial

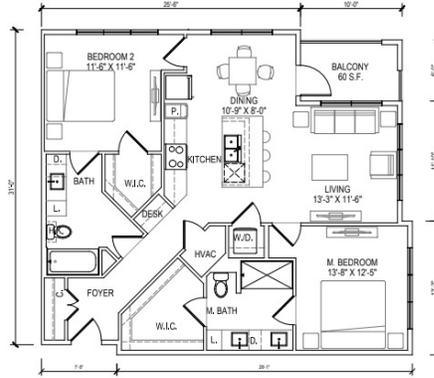
svrcommercial.com

# 720 W GRANADA BLVD.

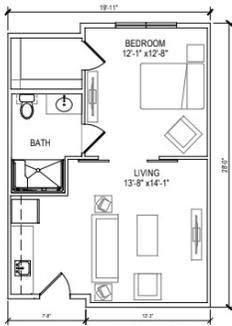
720 W GRANADA BLVD, ORMOND BEACH, FL 32174



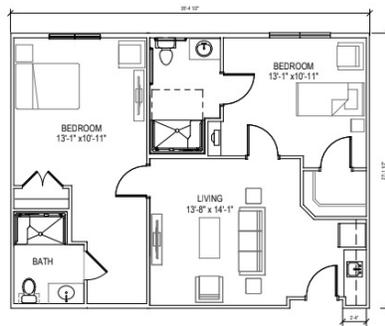
**UNIT AL LITE A2**  
NET - 745 SQ. FT.  
N° OF UNITS: xx  
81 UNITS



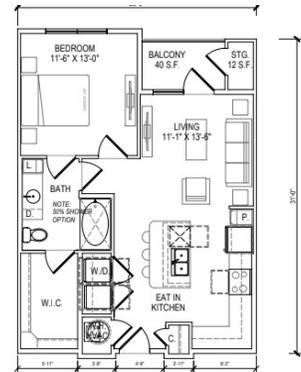
**UNIT AL LITE B2**  
NET - 1072 SQ. FT.  
N° OF UNITS: xx  
11 UNITS



**UNIT - AL-A1**  
NET - 544 SQ. FT.  
38 UNITS



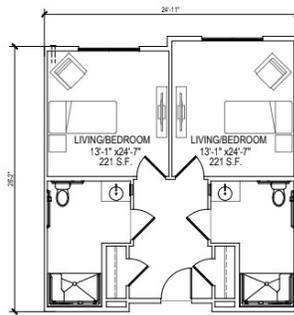
**AL-B1**  
955 N.S.F.  
12 UNITS



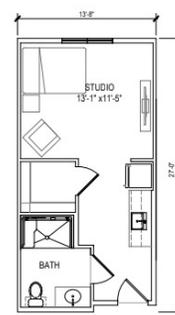
**UNIT AL LITE A1**  
NET - 703 S.F.  
(INCLUDES 12 S.F. STORAGE)  
20 UNITS



**UNIT-MC- S1**  
NET - 353 SQ. FT.  
20 UNITS



**UNIT-MC- S2**  
NET - 659 SQ. FT.  
4 UNITS



**UNIT - AL-S1**  
NET - 365 SQ. FT.  
27 UNITS

**DEAN MCCARTHY**

904.735.3326

dmccarthy@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856



svrcommercial.com

# 720 W GRANADA BLVD.

720 W GRANADA BLVD, ORMOND BEACH, FL 32174



**DEAN MCCARTHY**

904.735.3326

dmccarthy@svrcom.com

SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856



svrcommercial.com